

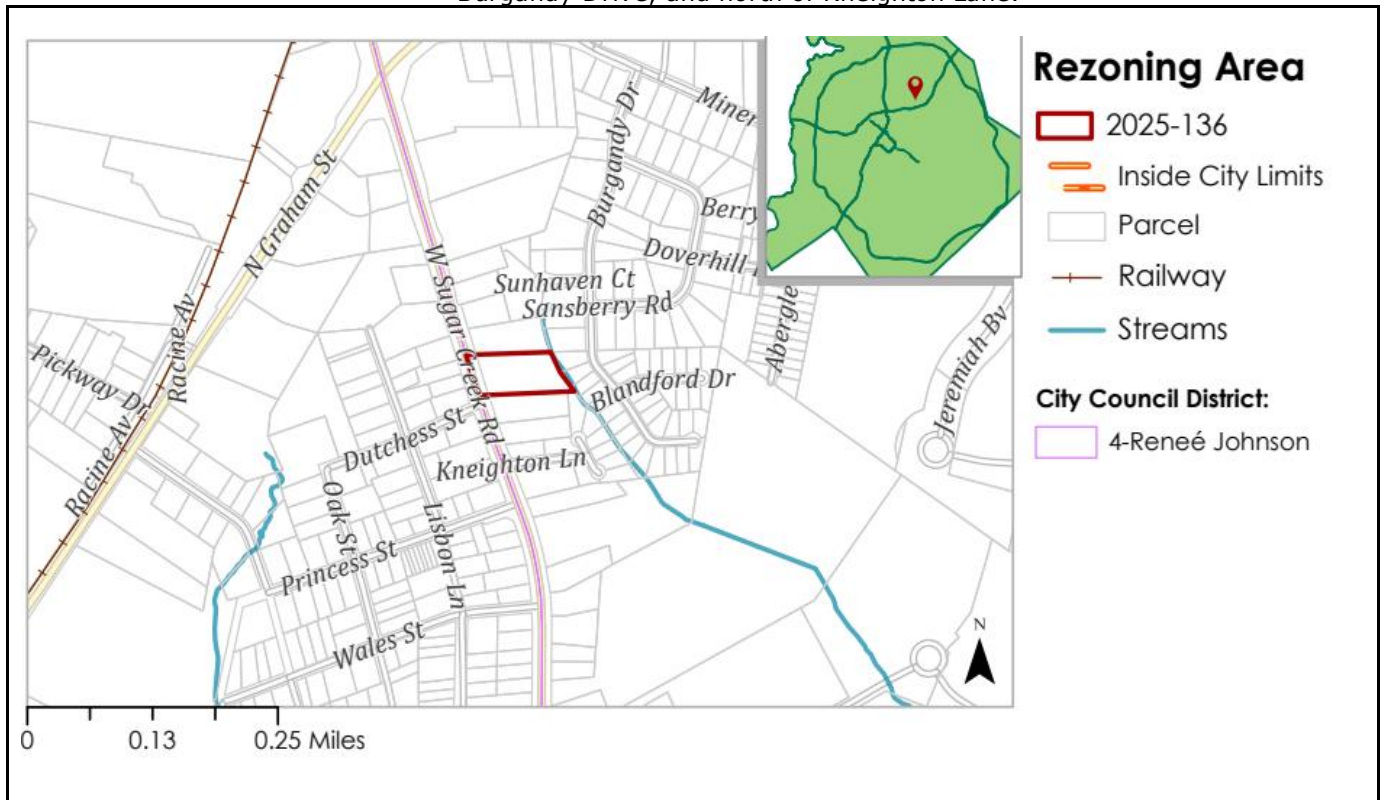
**REQUEST**

Current Zoning: N1-B (Neighborhood 1-B)  
Proposed Zoning: N1-C (Neighborhood 1-C)

**LOCATION**

Address: 1800 W Sugar Creek Road, Charlotte, NC 28262

Approximately 2.02 acres located east of West Sugar Creek Road, west of Burgandy Drive, and north of Kneighton Lane.



**SUMMARY OF PETITION**

The petition proposes to allow all uses permitted by-right and under prescribed conditions in the Neighborhood 1-C zoning district. The site is currently developed with a home.

**PROPERTY OWNER**

Sharetha Cooper

**PETITIONER**

Larry Cooper

**AGENT/REPRESENTATIVE**

Elise Smith, Landworks Design Group, PA

**COMMUNITY MEETING**

The community meeting was held on Thursday, March 5, 2026, and four people from the community attended.

The community meeting report notes that items discussed at the meeting included the conventional rezoning process and the current UDO zoning districts and policy map. The agent discussed the parcel location and the potential differences between the N1-B and N1-C zoning for the Site. The full meeting report is available online.

**STAFF RECOMMENDATION**

Staff recommends approval of this petition.

Plan Consistency

The petition is **consistent** with the goals and policies of the *North Middle & Outer Community Area Plan*. The petition may facilitate the following priority goals of the area plan:

- 2: Neighborhood Diversity & Inclusion may be facilitated by adding the ability to develop more infill housing along a major arterial and near commercial areas.

Rationale for Recommendation

- The site is designated as a Neighborhood 1 Place Type by the *North Middle & Outer Community Area Plan* and the *2040 Policy Map*. The request is in alignment with the site’s Place Type designation and Community Area Plan goals.
- The proposed zoning represents a slight increase in intensity over the existing N1-B entitlements.
- The primary difference between N1-B (current zoning) and N1-C (proposed zoning) is in dimensional standards, such as lot size and lot width. The two N1 districts permit the same uses.
- The site meets Place Type 5 criteria using the Creating Complete Communities policy guidance. The subject property’s particularly large lot width without a clear lot pattern relative to the surrounding context, and being on an arterial, provides a strong basis for the requested rezoning to the N1-C zoning district.

**PLANNING STAFF REVIEW**

• **Background and Zoning District Summary**

- Existing Zoning:
  - N1-B: This district allows for single family, duplex, triplex, and quadraplexes in some situations, as well as a limited number of other uses on lots that are 8,000 square feet or greater.
- Proposed Zoning:
  - N1-C: This district allows for single family, duplex, triplex, and quadraplexes in some situations, as well as a limited number of other uses on lots that are 6,000 square feet or greater.

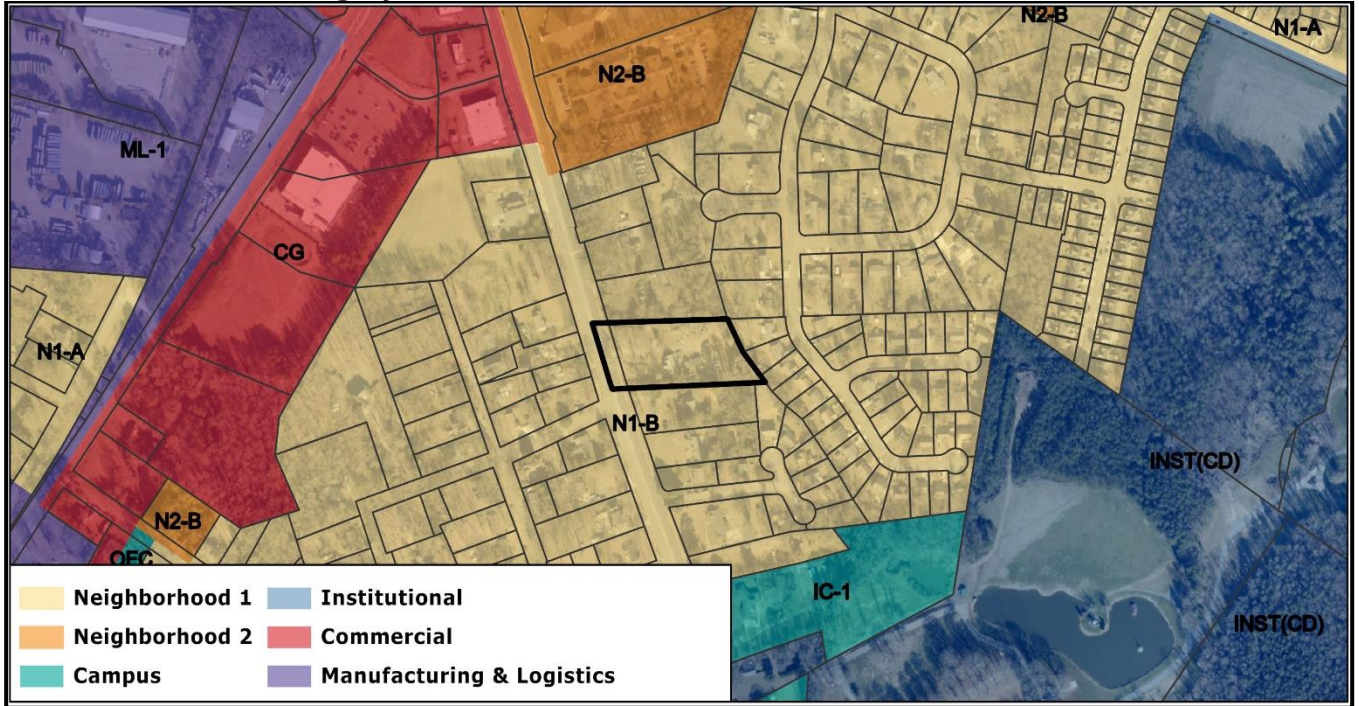
• **Proposed Request Details**

This is a conventional rezoning petition with no associated site plan.

- Neighborhood 1 zoning districts lot standards comparison

	<b>N1-A</b>	<b>N1-B</b>	<b>N1-C</b>	<b>N1-D</b>
<b>Minimum Lot Area</b>	10,000	8,000	6,000	3,500
<b>Minimum Lot Width</b>	70'	60'	50'	40'
<b>Minimum Front Setback</b>	27'	27'	17'	17'
<b>Minimum Side Setback</b>	5'	5'	5'	5'
<b>Minimum Rear Setback</b>	40'	35'	30'	25'
<b>Maximum Residential Height</b>	48'	48'	40'	40'

• **Site Context and Imagery**



- The site is currently zoned Neighborhood 1-B. The surrounding zoning districts include Neighborhood 1-B, Neighborhood 2-B, General Commercial, and Institutional, Conditional.



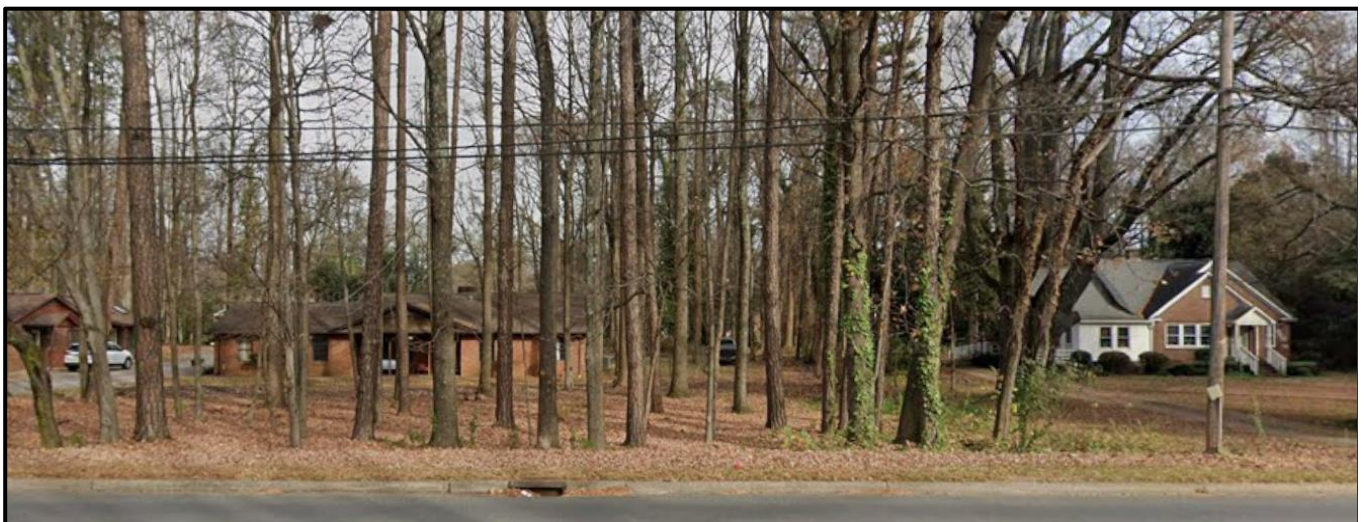
The site (denoted with a red star) is located east of West Sugar Creek Road, west of Burgandy Drive, and north of Kneighton Lane. The surrounding area is developed with single family homes.



The property to the west across West Sugar Creek Road is developed with single family homes.



The property to the south along West Sugar Creek Road is developed with single family homes.

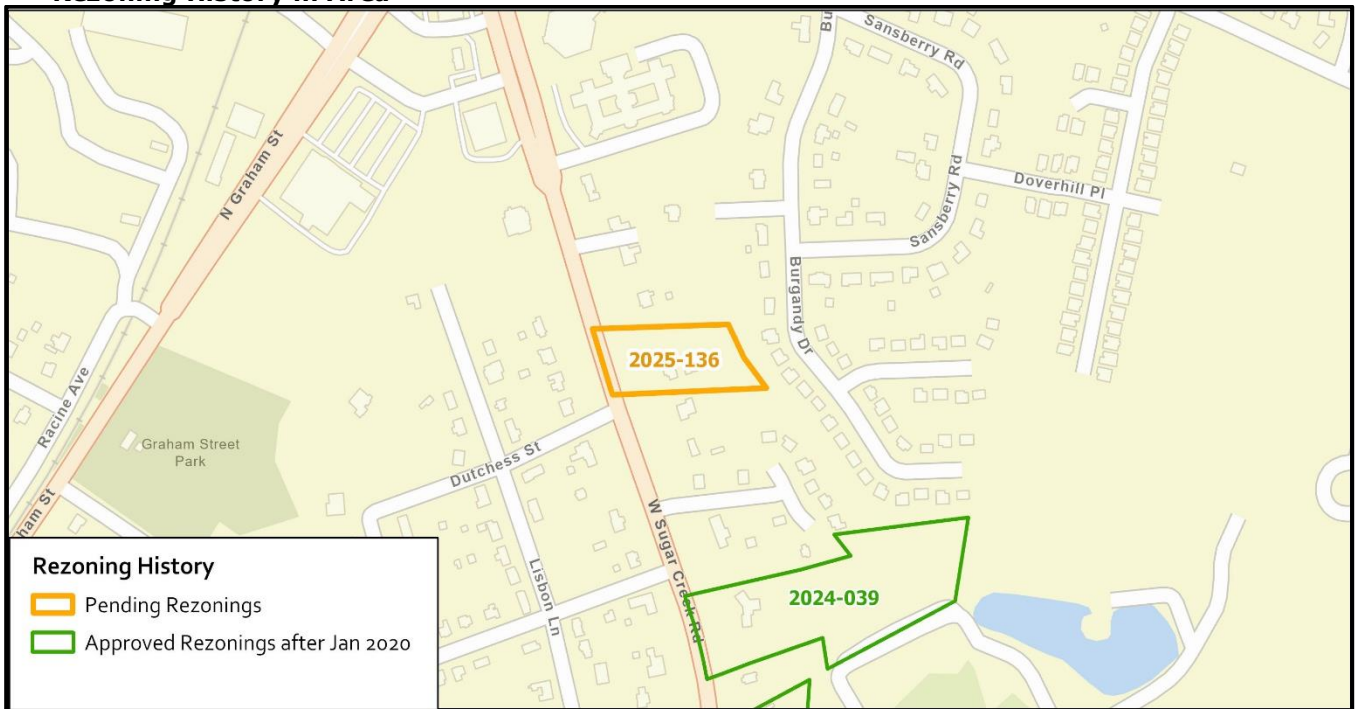


The property to the north along West Sugar Creek Road is developed with single family homes.



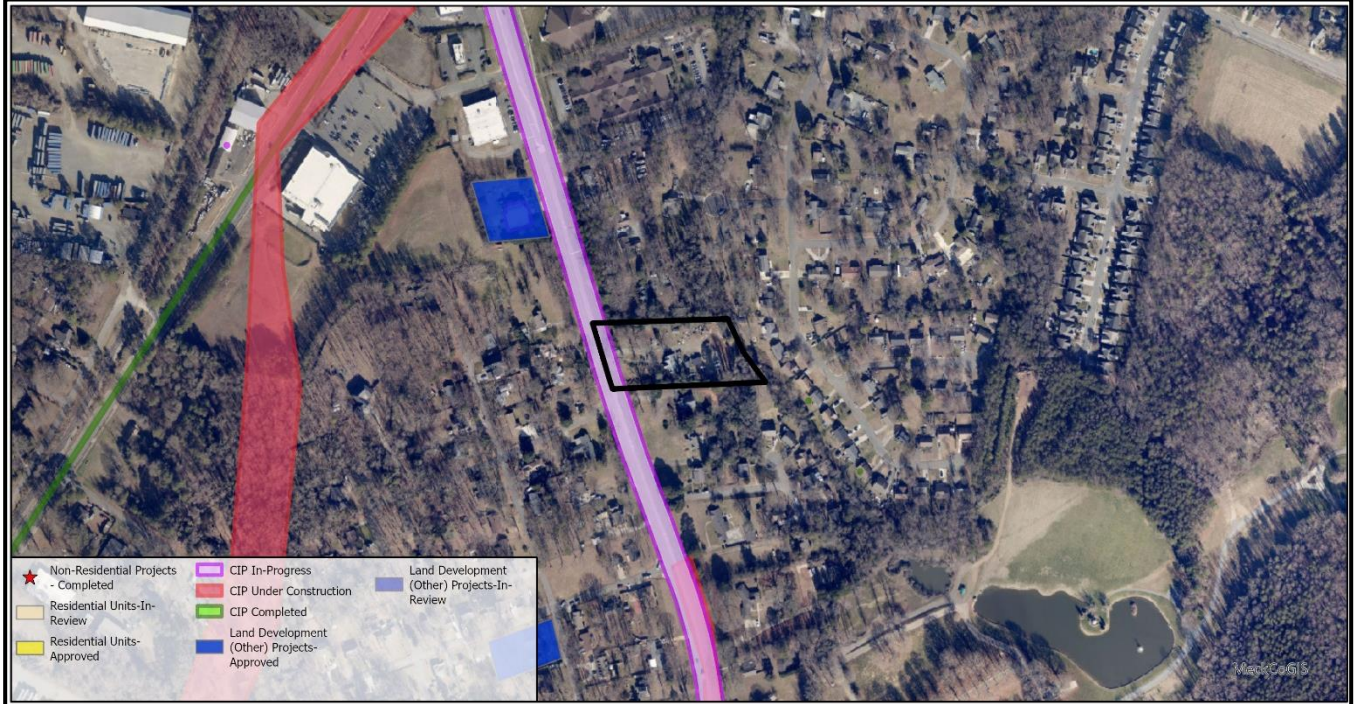
The property to the east along Burgandy Drive is developed with single family homes.

• **Rezoning History in Area**



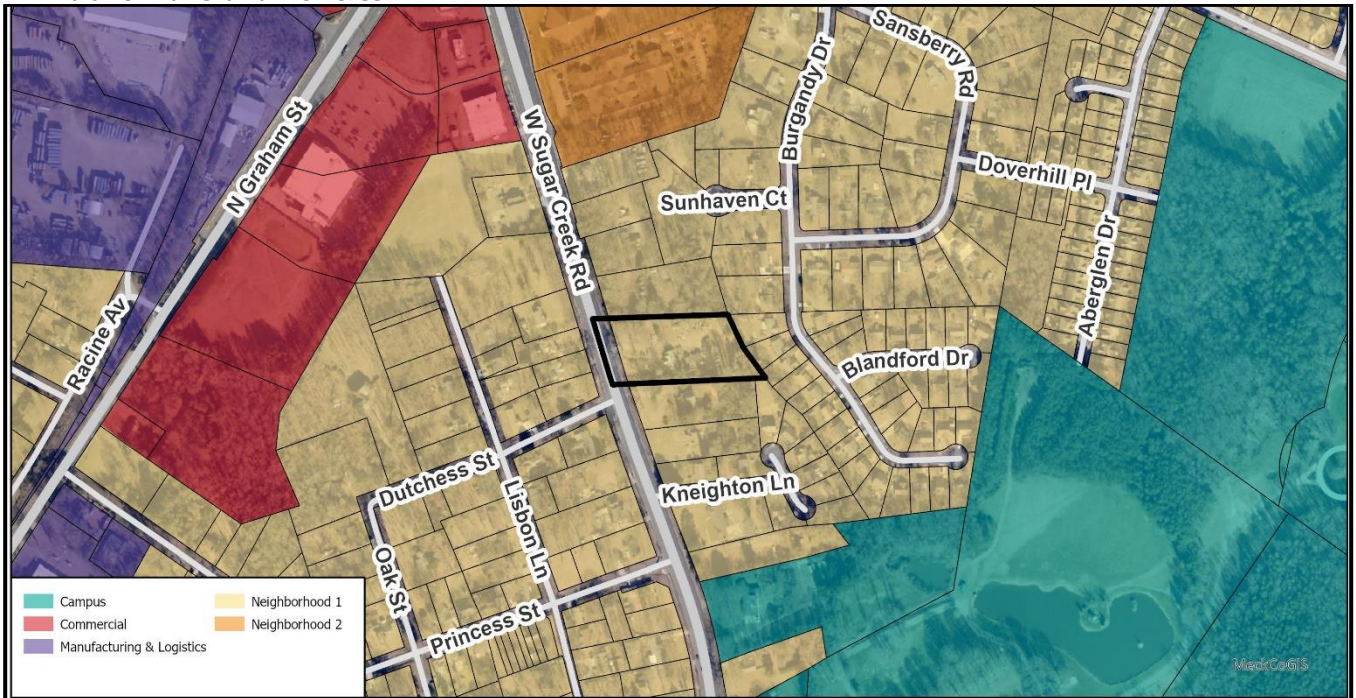
Petition Number	Summary of Petition	Status
2024-039	Rezoned 10.65 acres from N1-B (Neighborhood 1-B) district to IC-1 (Institutional Campus-1) district to allow for all uses permitted by right and under prescribed conditions in the IC-1 (Institutional Campus-1) zoning district.	Rezoning approved. No permit applications submitted.

• **Infrastructure and By-Right Development**



- This map depicts infrastructure projects, rezonings, and projects occurring by-right in the vicinity of the subject rezoning. By-right development is development that without exception complies with all standards of the zoning district in which the development is taking place. A project occurring by-right denotes that the development is allowed on the property and needs only to show that the development will meet the ordinance standards).
- More information on the specific projects in this area can be found using [Development Near Me](#)

• **Public Plans and Policies**



- The *North Middle & Outer Community Area Plan* and accompanying *2040 Policy Map* recommends the Neighborhood 1 Place Type. The proposed rezoning is in alignment with the adopted Neighborhood 1 Place Type.
  - Neighborhood 1 places are the lower density housing areas across Charlotte, where most of the city’s residents live, primarily in single-family or small multi-family homes or ADUs.

- This site is within the *North Middle & Outer Community Area Plan*. The rezoning petition may help facilitate priority goal 2 by adding the ability to develop more infill housing along a major arterial, and near commercial areas along West Sugar Creek Road.
- Petitions requesting a higher Neighborhood 1 zoning classification are reviewed using the Creating Complete Communities policy guidance. This framework outlines key criteria to help ensure that the scale and massing of new development or redevelopment fits within established areas. While not exhaustive, these criteria guide staff’s analysis. The table below summarizes how they apply to the proposed change from N1-B to N1-C for this site.

<b>Place Type-5 Criteria</b> Creating Complete Communities Recommendations	<b>Site Information</b>
<b>Existing Lot Patterns in the Area</b>	The block that the site is located in does not have a clear, established lot pattern. The adjacent block to the east does have more uniformity.
<b>Average Lot Dimensions</b>	The subject site has larger lot dimensions than the surrounding residential properties with a lot width of over 216’ and a lot area over 85,000 square feet. The majority of the residential lots around the site have a lot width ranging from 50’ to 100’ and lot areas that are 10,000+ square feet.
<b>Road Frontage Classification</b>	West Sugar Creek is classified as a 4+ Boulevard (Arterial) on the Charlotte Streets Map.
<b>Location of the Subject Parcel</b>	Although the rezoning site sits mid-block, it is not within a defined, established residential pattern and is along a major arterial, West Sugar Creek Road.

• **INFRASTRUCTURE COMMENTS**

• **Charlotte Department of Transportation**

- The site is located adjacent to West Sugar Creek Road, a State-maintained major arterial, south of North Graham Street, a State-maintained major arterial. A Comprehensive Transportation Review (CTR) is not necessary for the complete review of this petition due to the conventional rezoning. A CTR will be required during permitting if the site generates site trips over ordinance thresholds. The site will be subject to transportation improvements in accordance with the UDO and the adopted CDOT Streets Map. CDOT will work with the petitioner during the permitting process to pursue all options to provide additional forms of connectivity that reflect the types of development associated with this place type and zoning district.
- **Active Projects:**
  - CIP - Sugar Creek Mobility Corridor: Graham St to The Roman Rd Sidewalk
    - External Project Description: Fill in sidewalk gap
    - Limits: Graham St to Roman Rd
    - Project ID: PMES241814A
    - Project Phase: Planning
    - Estimated Project Completion: 2030
    - CDPT PM: Katie Cogar
    - GS PM: Toni Wilson
  - TIP – BL-0083 - Sugar Creek Road
    - Description: SR 2502 (Rumple Road) to Nevin Road, Roman Road to Graham Street in Charlotte. Merlane Drive to North Tryon Street in Charlotte. Construct sidewalk. Construct multi-use path. Install pedestrian improvements at Sofley Road. Improve transit stops at Sugar Creek Road, Merlane Drive, and Mallard Creek Road.
    - Mode: Bicycle and Pedestrian
    - Right of Way Year: 2025
    - Construction Year: 2027
    - COMMENT: DP REPRESENTS FY 23 RAISE GRANT FUNDS.
- **Transportation Considerations:**
  - No outstanding issues.
- **Vehicle Trip Generation:**
  - Current:
    - Existing Use: 10 trips per day (based on 1 dwelling unit).
    - Existing Zoning Entitlements: 100 trips per day (based on 8 dwelling units).
  - Proposed Zoning: 125 trips per day (based on 10 dwelling units).

- **Storm Water Services**
  - If proposed development is subject to UDO Article 25, Post construction stormwater regulations, then if the creek in the back is identified to be an intermittent or perennial stream, then it must have a 50' undisturbed PC buffer applied from top of bank. Ensure minimum pad elevation for any buildings adjacent to the creek are set to 100year flood elevation plus 1 foot.
  - **Considerations:**
    - See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **Charlotte Water**
  - Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 8-inch water distribution main along W Sugar Creek Road. Charlotte Water has accessible sanitary sewer system infrastructure for the rezoning boundary via an existing 8-inch gravity sewer main along W Sugar Creek Road.
  - **Considerations:**
    - See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **Charlotte-Mecklenburg Schools**
  - Due to the relatively small acreage of the site, the development allowed under the proposed zoning may not generate students.
  - **Considerations:**
    - No outstanding issues.
- **Charlotte Area Transit System**
  - **Considerations:**
    - Reviewed, no comments.

#### **CITY DEPARTMENT COMMENTS**

- **Charlotte Department of Housing and Neighborhood Services:** Reviewed, no comments.
- **Charlotte Department of Solid Waste Services:** Reviewed, no comments.
- **Charlotte Fire Department:** Reviewed, no comments.
- **Erosion Control:** Reviewed, no comments.
- **Long Range Planning:** See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **Urban Forestry:** Reviewed, no comments.

#### **MECKLENBURG COUNTY COMMENTS**

- **Mecklenburg County Land Use and Environmental Services Agency:** See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **Mecklenburg County Park and Recreation Department:** Reviewed, no comments.

**Additional information (department memos, site plans, maps etc.) online at [www.rezoning.org](http://www.rezoning.org)**  
**Planner:** Michael Russell (704) 353-0225